

MINUTES

**CITY OF IMPERIAL BEACH
CITY COUNCIL
PLANNING COMMISSION
PUBLIC FINANCING AUTHORITY
HOUSING AUTHORITY
IMPERIAL BEACH REDEVELOPMENT AGENCY SUCCESSOR AGENCY**

DECEMBER 6, 2017

**Council Chambers
825 Imperial Beach Boulevard
Imperial Beach, CA 91932**

REGULAR MEETING & CLOSED SESSION – 6:00 P.M.

REGULAR MEETING CALL TO ORDER

Mayor Dedina called the Regular Meeting to order at 6:00 p.m.

ROLL CALL

Councilmembers present:	West, Patton, Spriggs
Councilmembers absent:	None
Mayor Pro Tem present:	Bragg
Mayor present:	Dedina
Staff present:	City Manager Hall, City Attorney Lyon, Assistant City Manager Dush, Administrative Services Director Bradley, Public Safety Director French, Public Works Director Minicilli, Human Resources Manager Cortez, City Planner Foltz, Deputy City Clerk Carballo, Management Analyst Veal

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Janelle Alvarado from Emory Elementary School.

AGENDA CHANGES

MOTION BY WEST, SECOND BY SPRIGGS, TO CONTINUE ITEM NO. 4.3 TO THE JANUARY 17, 2018 CITY COUNCIL MEETING AND TO MOVE ITEM NO. 5.1 TO THE CONSENT CALENDAR. MOTION CARRIED UNANIMOUSLY.

MAYOR/COUNCIL REIMBURSEMENT DISCLOSURE/COMMUNITY ANNOUNCEMENTS/REPORTS ON ASSIGNMENTS AND COMMITTEES

Councilmember Spriggs reported on his attendance at the League Leaders meeting of the League of California Cities stating the four priority areas are: transportation and infrastructure, pension reform, public safety, affordable housing and homelessness. He stated he will be Chair of the Housing and Economic Development Committee, and serve on the Leadership Committee of the Coastal Cities Interest Group. He was also appointed to the Environment Committee for the League. He announced the International Boundary and Water Commission meeting December 7 at 6:30 p.m. at the Tijuana Estuary. He stated it's the first meeting this year where Commissioner Edward Drusina will be present. He stated it will be his last time serving on the Citizens Forum for the IBWC, he has served as co-chair this last year and has been very disappointed with the Commissioner's performance and response to the concerns of the citizens. Mayor Dedina thanked him for his efforts and leadership with the IBWC.

Councilmember Patton reported on his attendance at Christmas Comes to IB, and the Women's Club Bazaar at the Boys & Girls Club.

Councilmember West reported on his attendance at the Women's Club Bazaar, the Christmas Camp Surf Dinner Celebration, the Navy's 29th Annual Christmas in IB at Camp Surf, and the South County Economic Development Council Holiday Breakfast where Councilman David Alvarez spoke regarding the projects he would like to accomplish in his last year in office. He

announced the Dog Park ribbon cutting on December 9, La Posada at Camp Surf that same evening, and the Cannabis Workshop on December 11 at 6:00 p.m. in the Community Room.

Mayor ProTem Bragg reported on her attendance at a meeting with LAFCO on October 30 where she was elected as the Alternate Member of the South County Sub-Region. She reported on her attendance at the LOSSAN Board of Director's meeting where under her advocacy they voted unanimously to continue the 15% discount to seniors and disabled persons. She announced the ceremony for the 75th Anniversary of the bombing of Pearl Harbor on Dec 7 at 8:30 a.m. at the Pier, the ribbon cutting for the Sports Park Playground on December 11 at 5:00 p.m., IB library mural recognition on December 15 at 9:30 a.m. On December 11 and 16 MTS will be doing Stuff the Bus at Vons or Albertsons from 10:00 a.m. to 12:00 p.m. She thanked the residents for coming out to the Historical Society Open House on December 4.

Mayor Dedina Reported on his attendance in a meeting with National City, Chula Vista, San Diego, County of San Diego, Port of San Diego and Regional Water Quality Control Board regarding the impending lawsuit against the International Water and Boundary Commission for issues related to the pollution of the Tijuana River. He attended the North American Climate Summit in Chicago where they discussed concrete things cities can do to improve the quality of life and the environment and there was a consensus that being green is sustainable. He had the opportunity to talk about Sea Level Rise with the Mayors of San Francisco, Vancouver, Santa Monica, and Beverly Massachusetts where it was discussed that infrastructure is a priority. He discussed the success of our bike sharing program. As of today, there have been 15,000 rides on the Limebikes and 43% of riders are IB residents riding to bus stops. He reported on various discussions, workshops and panels he attended and the practical ideas the Mayors from the various cities shared. He thanked City Council and staff for all their efforts in helping IB forge it's own destiny.

COMMUNICATIONS FROM CITY STAFF

City Manager Hall announced staff is verifying some addresses for the upcoming census and for the City Sewer System. He told residents City staff should have a badge and a safety vest. He stated in about 1 week City Manager, HR and City Clerk's Departments would be relocated to the community room for about 3 weeks due to office improvements.

Councilmember Spriggs announced that he received an email from Councilmember David Alvarez's staff regarding a meeting tomorrow from 5:30 to 7:00 p.m. where Palm Ave from I5 to 13th Street and the Palm Avenue Corridor will be discussed. He urged residents who were not attending the IBWC meeting to attend and express their concerns. It will be held at the South Bay Recreation Center at 1885 Coronado Ave.

City Manager Hall stated the City Council of the City of San Diego will have a Public Hearing on that item on Monday December 11 at 1:00 p.m. in the Council Chambers, at San Diego City Hall on the 12th floor.

PUBLIC COMMENT

Mark Sutherland expressed his gratitude with the dry brush that was cleaned up in the 1100 block of Boulevard and asked if there would be a way to keep the area clean.

Valerie Acevez spoke regarding the success of the Christmas Comes to IB event stating they worked with the South Bay Union School District and gifted 24 bicycles. She thanked all the sponsors and volunteers.

Dante Pamintuan thanked Council and City staff for their service to the community and efforts on the past winter storms. He commended the residents for taking action in response to the sewage spill from Mexico. He commented on the success of Taste of IB, the 4th of July fireworks, and the new development projects. He talked about future issues to be addressed: legalized marijuana, increase in homelessness, traffic and crime. He stated if everyone worked

together IB can get through it. He announced the Imperial Beach Athletic Club is now official and he will provide more details in the future.

June Engel Branch Manager of the Imperial Beach Library commented on the national recognition of the Library's design. She announced on Wednesday the first Art Exhibit will be presented by the Senior Center in conjunction with the holiday party at 6:30 p.m. and the Mar Vista High School String Quartet will be participating. The unveiling of the mural at the entrance of the library will be Friday, and Santa Comes to IB will be on Saturday from 10:00 a.m. to 12:00 p.m.

PRESENTATIONS (1.1-1.3)

1.1 RECOGNITION OF FIRE PREVENTION WEEK POSTER CONTEST WINNERS. (0410-30).

Chief French introduced Corey Cooper who gave certificates/prizes to the following winners of the Fire Prevention Week Poster Contest: Monick Langerica Bayside Elementary, Harold French Oneonta Elementary, Fabian Garcia Central Elementary, Xueying Zhen Imperial Beach Charter School.

1.2 "A SALUTE TO TEACHERS" – RECOGNITION OF BEN SWEARINGEN, IMPERIAL BEACH CHARTER SCHOOL. (0410-30)

Hugo Carmona recognized Ben Swearingen from Imperial Beach Charter School, who was honored in the Salute to Teachers award program. Mr. Swearingen spoke in gratitude for the award and suggested ways the schools can help out the community and how the community can get involved.

Councilmember Spriggs stated he would like to find a systematic way to be more collaborative with the school districts. He suggested having a future discussion regarding that issue.

Mayor Dedina agreed with Councilmember's Spriggs' comments.

1.3 PRESENTATION BY COX COMMUNICATIONS – INDUSTRY UPDATE. (0800-10)

Hugo Carmona gave a PowerPoint presentation regarding industry updates and the different products that Cox Communications offers. He highlighted the DIVCA act of 2006 which is the main regulatory scheme on how providers work with the City. He spoke regarding network investments they will be making in the future due to more data demands.

CONSENT CALENDAR (2.1-2.9)

Ginger Sacco spoke regarding the efforts of Citizens Against Sewage, thanked the Council for their efforts on the Tijuana River pollution issue, and stated her organization will continue their efforts on this issue.

Dante Pamintuan applauded the resolution declaring a state of emergency every month due to the pollution of the Tijuana River. He suggested applying for emergency funds from the state and collecting data of how this has affected residents to justify those grants.

Mayor Dedina stated the County's leadership is a consistent problem. He stated the County of San Diego also has to declare a state of emergency, which they failed to do, therefore the City could not apply for the funding.

City Manager Hall reiterated the comment from the Mayor.

MOTION BY SPRIGGS, SECOND BY BRAGG, TO APPROVE CONSENT CALENDAR ITEM NOS. 2.1 THROUGH 2.9 AND ITEM NO. 5.1. MOTION CARRIED UNANIMOUSLY.

2.1 MINUTES.

City Council approved the Regular Meeting Minutes of October 4, 2017 and November 15, 2017.

2.2 RATIFICATION OF WARRANT REGISTER. (0300-25)

City Council ratified the warrant register.

- 2.3 RESOLUTION NO. 2017-7869 APPROVING THE CALENDAR AND SETTING THE TIME FOR CITY COUNCIL MEETINGS FOR THE YEAR 2018. (0410-05)**
City Council adopted Resolution No. 2017-7869.
- 2.4 LOCAL APPOINTMENTS LIST. (0460-45)**
City Council approved the Local Appointments List in compliance with California Government Code §54972 and designates the Imperial Beach Branch Library (the public library with the largest service population within jurisdiction) to receive a copy of the list in compliance with California Government Code §54973.
- 2.5 ANNUAL CITY COUNCIL REPRESENTATION ASSIGNMENTS FOR 2018. (0410-50)**
City Council approved the Mayor's City Council Representation Assignments List for 2018.
- 2.6 RESOLUTION 2017-7865 AMENDING THE ADOPTED FY18 BUDGET UP TO \$65,000 FOR FURTHER REVIEW OF COMMERCIAL CANNABIS OPTIONS. (0300-20 & 0610-95)**
City Council adopted Resolution No. 2017-7865.
- 2.7 RESOLUTION 2017-7875 CONTINUING THE PROCLAMATION OF A STATE OF LOCAL EMERGENCY RELATING TO IMPACTS FROM CROSS-BORDER POLLUTION IN THE TIJUANA RIVER. (0150-40 & 0210-26)**
City Council adopted Resolution No. 2017-7875.
- 2.8 RESOLUTION 2017-7870 TO AUTHORIZE THE SALE OF SURPLUS CITY EQUIPMENT. (0380-45)**
City Council adopted 2017-7870 to authorize the sale/ transfer of surplus supplies and equipment listed in Exhibit A, Equipment Inventory List for County Auction of the staff report.
- 2.9 RESOLUTION NO. 2017-7878 AUTHORIZING THE PURCHASE OF ONE NEW DIESEL GAPVAX TRUCK. (1130-10)**
City Council adopted Resolution No. 2017-7878 approving the additional appropriation of \$21,913.88 from the City's Vehicle Replacement Fund (501-1921), and award the contract in the amount of \$456,913.88 to Plumber's Depot Inc. for the procurement of one New 2018 Freightliner 114SD Three Axle Chassis with GapVax MC Series Combination Jet/ Vacuum Machine.
- 5.1 RESOLUTION 2017-7876 TO AWARD PROFESSIONAL SERVICES CONTRACT TO MICHAEL BAKER INTERNATIONAL FOR PHASE 1 ENGINEERING DESIGN OF THE MAJOR RENOVATION PROJECT: IMPERIAL BEACH BOULEVARD AND APPROPRIATE \$211,713 FROM THE PUBLIC WORKS RESERVE ACCOUNT AS THE LOCAL MATCH FUNDING REQUIRED PER THE STATE WATER BOARD STORM WATER GRANT. (0720-25)**
City Council adopted Resolution 2017-7876 to award a consultant contract for professional services to develop the engineering plans and specifications for Phase 1 of the Major Renovation Project: Imperial Beach Blvd.

ORDINANCES/INTRODUCTION & FIRST READING (3.1)

- 3.1 INTRODUCTION OF ORDINANCE NO. 2017-1171, KNOWN AS THE IMPERIAL BEACH MARINE AND BEACH PROTECTION ORDINANCE, REGULATING THE USE OF EXPANDED POLYSTYRENE AND NON-RECYCLABLE PLASTIC DISPOSABLE CONTAINERS AND PACKAGING. (0220-95)**

City Manager Hall gave a PowerPoint presentation on the item to provide more information on polystyrene and the adverse effects it can have on the environment. He stated EDCO has the ability to recycle polystyrene if it has been cleaned and that paper products in wet environments biodegrade faster than polystyrene. The city is introducing the ordinance tonight and the second

reading will be set for January 17.

Councilmember Spriggs stated that contrary to all other cities cited in the ordinance, the City of IB was unique in that the ordinance provided an exception for polystyrene coolers or chests. He stated these products break up easily and questioned why the exception in Imperial Beach when it was not in place in other cities.

City Manager Hall stated there were small differences such as Imperial Beach would like to provide waivers for those companies that might have fiscal issues in making that transition. The City understands it may take some time. He stated the issue with the coolers was a staff oversight and corrected the ordinance.

Mayor Dedina announced due to the length of the meeting and number of speakers, he will not grant any additional speaking time.

Randy Hawley spoke on what IB used to be and what it has become. He stated commerce is based on our relationship with the ocean. He spoke in favor of the ordinance and suggested including plastic straws, emphasizing a cooperative effort and that there was an added cost to recycle polystyrene.

Sophie Barnhorst with the San Diego County Regional Chamber of Commerce stated she is here to promote recycling of polystyrene. However, due to many regulations such as storm water, minimum wage, Americans with disabilities etc. the impact holds businesses back and closes others. Her organization would like City Council to come back with an option other than an outright ban. She opposed the ordinance.

Shannon Ratliff, spoke on behalf of the Suncoast Market Co-op, spoke in support of the polystyrene ban. She stated IB's lifestyle relies on a healthy environment and there are resources available to help small businesses make the transition. She was in favor of the ordinance.

Chris Duggan with San Diego Restaurant Association shared concerns on the cost to small businesses to implement the ordinance. He reiterated that clean polystyrene containers can be recycled and supported Council taking option number 2, pausing and bringing all the stakeholders together and coming up with something that works for everyone.

Ben Swearingen spoke in support of the initiative stating people are willing to pay a few more cents to protect our environment.

Clarissa Reyes Falcon spoke on behalf of Falcon Strategies stating once clean, polystyrene can be recycled. They have a partnership with San Diego Restaurant Association and Small Business Chamber of Commerce and assist municipalities in educating the public and making them aware that recycling polystyrene is viable. They would ask the City to continue to look at this item.

Steven Wright, Director of 4 Walls International, stated the City of IB needs to lead by example. The best chance the beach has is to abandon destructive tendencies to throw away trash and foam. He expressed support for the ordinance.

Bethany Case spoke on behalf of herself and Steven Case. She stated there are a lot of regulations which combined take their toll on small businesses. However, the transition from polystyrene is a 7 or 8 cents difference, and there will be assistance and resources available. There is no report of a business failing due to these types of bans. Even though the amount of trash doesn't change, the new products are biodegradable. She spoke in favor of the ordinance being passed.

Dick Pilgrim spoke in favor of the ordinance. He stated he spends hours picking up pieces of polystyrene at the Tijuana Estuary. He invited people from other agencies to come down and help pick it up all the trash. He stated polystyrene does not bio-degrade.

Ramon Chairez, on behalf of Suncoast Cooperative Market, stated the small town of Kamikatsu, Japan implemented a zero-waste policy. He expressed gratitude to the Mayor and Council for their efforts on pollution, but the city cannot spend all those efforts on cross border pollution and not implement the ban.

Anna Webb stated she lives across the street from the estuary and picks up trash. She requested more trash cans be placed in on IB Blvd. She is in support of the ordinance.

Micah Perlin, representing Progress San Diego, spoke in support of this ban. He submitted a handout with citizen comments in support of the polystyrene ban. He stated businesses that have implemented the ban continue to thrive and stated Surfrider and Coastkeeper picks up 20,000 pounds of polystyrene annually from San Diego's coastline.

Kim Frink submitted a speaker slip in support of the ordinance.

Ruth Cole submitted a speaker slip in support of the ordinance.

Mayor Dedina stated there was Last Minute Information with letters submitted both in favor and against the ordinance.

Councilmember Spriggs stated he read a news piece reporting recent discoveries of microscopic fibers of polystyrene in deep sea ocean life. This has real consequences on the food chain and our ecosystem. He stated the City needs to be consistent with our values and get rid of as much waste and trash as possible most especially that which is not biodegradable. There is no strong argument for not moving forward. It should be clear that any polystyrene waste that we find should be from across the border and that issue needs to be worked on as well. He supports this measure 100%. Imperial Beach is a visitor serving community, a lot of the people are bringing products onto our beaches and we need to regulate what kinds of products are being used. He stated having this ban and including polystyrene chests and straws and other non-biodegradable products is essential.

City Manager Hall stated the ice chests were included as exemptions in the ordinance but can be stricken easily. Plastic straws were not a consideration in the ordinance but can be brought back as a companion to that in the future.

City Attorney Lyon stated that with ordinances, the changes have to be made very specifically and there is no time to draft a new ordinance tonight. A separate ordinance regarding plastic straws can be brought back at the next City Council meeting.

In response to Councilmember Spriggs' question, City Attorney Lyon stated paragraph 3 of the "Exemptions" section can be stricken from the ordinance.

Councilmember Patton stated no one likes a ban. He stated the industry is making packaging much smaller and more efficient. He agreed with Mr. Wright's comments that people use polystyrene out of convenience. He stated the ordinance is well thought of and well written.

Mayor ProTem Bragg asked City Manager Hall to explain how the ban would affect businesses as in her experience due to storage capacity they don't have a lot of inventory in stock. She believes the transition will be seamless.

City Manager Hall stated if there is demonstrable hardship, businesses can request a waiver and get up to an additional 2 years to comply. However, in any event that the City is hosting, this would take effect for the City 30 days from now.

Mayor ProTem Bragg stated her concern regarding communicating with the vendors of the Farmer's Market regarding the ordinance.

In response to Mayor ProTem Bragg's question, Karen Odermatt stated the Chamber of Commerce did not do any outreach regarding the ordinance. She will take it back to the businesses to get their feedback.

Mayor ProTem Bragg stated the issue is with the visitors that come to IB and don't know about the ban. She stated there is a lack of trash receptacles and expressed her concern regarding receptacles for cigarette butts. She directed Ms. Odermatt to take the information regarding the ordinance back to the chamber businesses.

City Manager Hall stated he could provide a fact sheet and copies of the ordinance for the Chamber to distribute. He clarified July 17 is the date of implementation.

Mayor ProTem Bragg requested Shannon Ratliff to provide the information for assistance to small businesses to the Chamber of Commerce.

Councilmember West commented on his outreach efforts with local businesses to make sure they understand the ordinance. He stated Imperial Siam did the changeover in four months. Per conversations with Steve South, Director of Operations for EDCO, polystyrene is extremely difficult to recycle. Recycling polystyrene is not a reality. There are some businesses that have already changed over on their own. He stated Surfrider and Coastkeeper have data showing plastic bags were in the top 3 before the proposition passed and now they are not even in the top 20. He is in support of the ordinance.

Mayor Dedina shared his concerns on recycling and cited various recycling programs in other cities and countries. He would like to see the residents, businesses and the city work things out so that this can be a win-win situation for everyone. He stated they had to continue efforts so that Tijuana is no longer the most polluted city. He commented on the enormous amount of polystyrene in the Tijuana River Valley.

Councilmember Spriggs requested the second reading of the ordinance be placed on discussion rather than consent, since representatives from different business groups have spoken, including the Chamber, and they need more time to figure out what the impacts are.

Deputy City Clerk Carballo read the title of Ordinance No. 2017-1171 "ORDINANCE 2017-1171 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, KNOWN AS THE IMPERIAL BEACH MARINE AND BEACH PROTECTION ORDINANCE, REGULATING THE USE OF EXPANDED POLYSTYRENE AND NON-RECYCLABLE PLASTIC DISPOSABLE FOOD SERVICE CONTAINERS BY FOOD PROVIDERS, AND EXPANDED POLYSTYRENE PACKAGING."

MOTION BY WEST, SECOND BY SPRIGGS, TO INTRODUCE ORDINANCE NO. 2017-1171 WITH REMOVAL OF SECTION 16.16.030.A3 BY TITLE ONLY, WAIVE FURTHER READING OF THE ORDINANCE AND SET THE MATTER FOR ADOPTION AT THE NEXT REGULAR CITY COUNCIL MEETING. MOTION CARRIED UNANIMOUSLY.

PUBLIC HEARINGS (4.1-4.4)

4.1 (1) SADBERRY-PALM, LLC (APPLICANT); CONSIDERATION OF AN AMENDMENT TO A COASTAL DEVELOPMENT PERMIT (ACP 110024), DESIGN REVIEW CASE (DRC 110025), SITE PLAN REVIEW (SPR 110026), TENTATIVE MAP (TM 110027), AND ADDENDUM TO A MITIGATED NEGATIVE DECLARATION (EIA 110028) FOR THE CONSTRUCTION OF A HOTEL ON A 1.4 ACRE PORTION OF THE 4.75 ACRE BREAKWATER COMMERCIAL/RETAIL CENTER LOCATED ON THE SOUTH SIDE OF STATE ROUTE 75/PALM AVENUE BETWEEN 9TH & 7TH STREETS (MF 1062; RESOLUTION 2017-7866); AND

(2) CONSIDERATION OF AN ECONOMIC DEVELOPMENT SUBSIDY PURSUANT TO A PROPOSED OPERATING COVENANT AGREEMENT BY AND BETWEEN THE CITY OF IMPERIAL BEACH AND SADBERRY-PALM AVENUE LLC TO SHARE TRANSIENT OCCUPANCY TAX REVENUE AND THE OPERATING COVENANT AGREEMENT AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE OPERATING COVENANT AGREEMENT ON BEHALF OF THE CITY (RESOLUTION

2017-7872). (0600-20)

6.1 ADOPTION OF RESOLUTION NO. 2017-7873 OF THE CITY COUNCIL (I) APPROVING A SECOND AMENDMENT TO PURCHASE AND SALE AGREEMENT BY AND BETWEEN THE IMPERIAL BEACH REDEVELOPMENT AGENCY SUCCESSOR AGENCY AND SADBERRY-PALM AVENUE LLC REGARDING DEVELOPMENT OF THE HOTEL COMPONENT OF THE BREAKWATER - 9TH AND PALM AVENUE DEVELOPMENT PROJECT, AND (II) APPROVING OTHER RELATED ACTIONS.

ADOPTION OF RESOLUTION NO. SA-17-60 (I) APPROVING A SECOND AMENDMENT TO PURCHASE AND SALE AGREEMENT BY AND BETWEEN THE IMPERIAL BEACH REDEVELOPMENT AGENCY SUCCESSOR AGENCY AND SADBERRY-PALM AVENUE LLC REGARDING DEVELOPMENT OF THE HOTEL COMPONENT OF THE BREAKWATER - 9TH AND PALM AVENUE DEVELOPMENT PROJECT, (II) APPROVING THE PLANS SUBMITTED BY PURCHASER FOR THE HOTEL COMPONENT OF THE PROJECT PROPOSED BY THE SECOND AMENDMENT, AND (III) APPROVING OTHER RELATED ACTIONS. (0600-20)

Assistant City Manager Dush gave PowerPoint presentation on the item. He stated the amendment provides for buildings F and G in Phase 1 which are currently entitled for retail uses to be converted to a 101-room hotel. He stated none of the exterior of the project would change and provided renderings of the proposed hotel.

Paul Mauer of Keyser Marston Associates gave a PowerPoint presentation regarding the economic analysis on this project, highlighting the Fair Reuse Value, TOT sharing, and the Economic Development Subsidy report.

Assistant City Manager Dush clarified that if City Council wanted to go through the process of increasing TOT to a higher rate, a condition should be added to Item 2 on Resolution 2017-7872 on the Economic Development Subsidy to clarify that an increase in TOT from the existing rate would not go to this project. That incremental increase above what the current rate is would stay with the City.

Estean Lenyoun from Sudberry stated it was important to introduce a team who was most qualified and the best potential partner.

Don Cape with Tharaldson Hospitality spoke regarding their commitment to a quality guest experience and the benefits to their employees.

In response to Councilmember Sprigg's question, Colton Sudberry stated they were having a difficult time finding a retailer that would add value to the city and the site lent itself to a hotel. Since Sudberry deals mostly with retail they brought in an expert to partner with. Tharoldson will help develop and manage the hotel. Hilton Hampton is the flag.

In response to Councilmember Spriggs' question, Mr. Cape stated a key component is to find the right General Manager. The great thing about IB is the caliber of people who can add value to the project. They would publish on social media and have job fairs to get the word out.

Councilmember Spriggs stressed the importance of giving preference to local residents in the employee recruitment process. This would help with issues such as parking and traffic congestion. This would also allow residents to earn and spend their money in the City.

Mr. Case stated they will work with the Chamber as well but a lot of outreach is done by referral. Tharaldson wants to have a local product so that employees can interact with the community as well.

In response to Councilmember Patton's question, Mr. Cape stated they open a hotel about once a month. They only look to build in locations that they will keep for a lifetime and everything is solid and well thought out. The Hampton Inn is a strong hotel.

In response to Councilmember West's question, Mr. Cape said they do build electric car charging stations.

Bob Miller spoke stating Sudberry has been a good partner. This is the best choice for this site. It's time Imperial Beach has this type of accommodation and it will complement their center. It will draw in people from other cities. It's a win-win. Sudberry is big on design, this hotel fills the need and will bring in revenue.

Scott Jennings, commended City Council and Sudberry on the Breakwater project but he stated the hotel is like a punch in the gut. He stated this will impact him hugely and he voiced his concerns about having a 100-room hotel in front of his house. It was always about keeping IB small and now there's a massive hotel next to an R1 zone. He requested the zoning be given back to the residents if the hotel was going in.

Jack Fisher voiced his concerns regarding the busyness of the Breakwater Shopping center. He stated the TOT sharing took him by surprise, but being partners seems like the best decision. He stated he would like the project to just be done.

Lylan Deschane submitted a speaker slip regarding traffic concerns.

Mayor ProTem Bragg stated this is the highest investment. She thanked Mr. Fisher for sharing his comments and stated she hoped Mr. Jennings wouldn't move. She stated 96 percent of people who work leave our community to work. She is happy that the hotel represents a long-term revenue stream and is in support of the project.

Councilmember West stated this hotel will allow hard working families to stay near the beach. He voiced concerns about the lack of a car charging station at this hotel and the Breakwater project.

In response to Councilmember West's question, City Manager Hall stated it was his understanding Chula Vista surrendered 100% of their TOT, property tax and sales tax for 20 years.

Paul Mauer stated Keyser Marston is working with the Port on the Chula Vista Bayfront. He stated Chula Vista is surrendering all of their TOT, sales tax and other revenues for 37 years in relation to the Bayfront project.

Councilmember West stated he was in support of the project.

Councilmember Patton voiced concerns regarding the people exiting the Breakwater project on 9th Street. In response his questions, Assistant City Manager Dush stated the electrical will be underground and there will be 101 parking spaces.

City Attorney Lyon stated the resolution for the Successor Agency Item will go to the Oversight Board and the Department of Finance.

Councilmember Spriggs stated it was important to note that Sudberry will not pull out unless they get more for a longer period of time. The design is outstanding, blends in well, they meet the height limits and economically the City can't have as project like this if we limit it to 2 or 3 stories. The project adds value to IB.

In response to Councilmember Spriggs' questions, Mr. Case stated though there are nuances there are always about 20 open spots per 100 rooms. You get the opposite loading and unloading as compared to retail. Also, the hotel guests can get almost everything on site and would not have to leave the project.

Mayor Dedina stated long-time residents got used to having a city with empty lots, with no retail, hotel or quality groceries. Residents got used to a low quality of life. When he sees the revenue coming in for the next fifteen years, he sees a swimming pool or a senior center, etc. It will be great to invest the TOT back into the community. He stated Sudberry has always given the City high quality and a Hampton Inn is the best choice. He is a big supporter of this project.

MOTION BY BRAGG, SECOND WEST, TO ADOPT RESOLUTION NO. 2017-7866. MOTION CARRIED UNANIMOUSLY.

MOTION BY BRAGG, SECOND BY WEST, TO ADOPT RESOLUTION NO. 2017-7872. WITH THE CONDITION THAT ANY FUTURE TOT GOES TO THE CITY. MOTION CARRIED UNANIMOUSLY.

MOTION BY BRAGG, SECOND BY WEST, TO ADOPT RESOLUTION NO. 2017-7873. MOTION CARRIED UNANIMOUSLY.

MOTION BY BRAGG, SECOND BY WEST, TO ADOPT RESOLUTION NO. SA-17-60. MOTION CARRIED UNANIMOUSLY.

Councilmember West recused himself from discussion on Item No. 4.2 due to the location of his place of residence. He left the chambers at 9:18 p.m.

4.2 DAVID SWEENEY, SD ALPHA (APPLICANT); REGULAR COASTAL PERMIT (CP 170048), DESIGN REVIEW CASE (DRC 170049), SITE PLAN REVIEW (SPR 170050), TENTATIVE MAP (TM 170051), AND CATEGORICAL EXEMPTION PURSUANT TO CEQA GUIDELINES SECTION 15332 (IN-FILL DEVELOPMENT) FOR THE CONSTRUCTION OF FIVE NEW RESIDENTIAL CONDOMINIUM UNITS AT 178 DAISY AVENUE (APN 625-271-13-00). MF 1255; RESOLUTION 2017-7867. (0600-20)

Mayor Dedina Declared the public hearing open.

City Planner Foltz reported on the item.

Mayor Dedina left the chambers at 9:22 p.m. and returned at 9:24 p.m.

There were no public speakers.

In response to Councilmember Patton's questions, Chris Sawaya Architect, stated the benefits of the bright white is that it doesn't fade over time and it helps with the maintenance. He stated the parapet on the rooftop deck is 42 inches, and there is a fire pit and outdoor kitchen, and the decks are staggered for privacy the price for the units will be \$900,000.

In response to Councilmember Spriggs question, Mr. stated there is one water meter per unit.

In response to Mayor ProTem Bragg's question, City planner Foltz stated he the building was built in the 60's.

Mayor ProTem Bragg stated she is in support of the project and hopes this will create a domino effect on Daisy.

Without dissention of City Council, Mayor Dedina closed the public hearing.

MOTION BY PATTON, SECOND BY BRAGG, TO ADOPT RESOLUTION NO. 2017-7867 APPROVING REGULAR COASTAL PERMIT (CP 170048), DESIGN REVIEW CASE (DRC 170049), SITE PLAN REVIEW (SPR 170050), TENTATIVE MAP (TM 170051), AND CATEGORICAL EXEMPTION PURSUANT TO CEQA GUIDELINES SECTION 15332 (IN-FILL DEVELOPMENT) FOR THE CONSTRUCTION OF FIVE (5) RESIDENTIAL CONDOMINIUM UNITS ON A 12,705 SQUARE-FOOT (.29-ACRE) PROPERTY LOCATED AT 178 DAISY AVENUE (APN 625-271-13-00), IN THE R-2000 (MEDIUM-DENSITY RESIDENTIAL) ZONE.

MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: SPRIGGS, PATTON, BRAGG, DEDINA

NOES: NONE

ABSTAIN: NONE

DISQUALIFIED: WEST

Mayor Dedina called for a recess. City Council left the chambers at 9:31 p.m. and returned at 9:33 p.m.

City Attorney Lyon recused herself due to a conflict of interest. Lauren Hendrickson sat in as legal counsel.

4.4 PUBLIC HEARING TO CONSIDER ADOPTION OF RESOLUTION NO. 2017-7874 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA FINDING AND DECLARING THAT THE NOTICE AND ORDER TO ELIMINATE SUBSTANDARD AND PUBLIC NUISANCE CONDITION(S), REGARDING THE PROPERTY AT 906 10TH STREET IS APPROPRIATE AND THAT THE CONDITIONS ARE SUBSTANDARD AND CONSTITUTE A PUBLIC NUISANCE; ORDERING THE ABATEMENT OF THE SUBSTANDARD AND PUBLIC NUISANCE CONDITIONS; AUTHORIZING LEGAL ACTION, AND ASSESSING COSTS OF ABATEMENT AND CIVIL PENALTIES. (0470-20)

Assistant City Manager Dush reported on the item citing the issues with this chronic code violation case.

Mayor Dedina Declared the public hearing open.

There were no public speakers.

Mayor Dedina stated it's important the City shows interest in removing blight regardless of who owns it and to systematically remove these types of properties throughout the city. The lack of care of these properties fosters crime.

Without dissention of City Council, Mayor Dedina closed the public hearing.

MOTION BY SPRIGGS, SECOND BY WEST, TO ADOPT RESOLUTION NO. 2017-7874 FINDING AND DECLARING THAT THE NOTICE AND ORDER TO ABATE THE NUISANCE CONDITIONS AT THE PROPERTY IS APPROPRIATE; THAT THE PROPERTY OWNER ABATE THE NUISANCE CONDITIONS WITHIN A PRESCRIBED TIMEFRAME; THAT THE CITY MANAGER OR HIS DESIGNEE OR, ALTERNATIVELY OR IN ADDITION THERETO, THE CITY ATTORNEY BE AUTHORIZED TO INITIATE A LEGAL ACTION INCLUDING BUT NOT LIMITED TO A CIVIL ACTION FOR INJUNCTIVE RELIEF, CIVIL PENALTIES, AND THE APPOINTMENT OF A RECEIVER TO GAIN COMPLIANCE PURSUANT TO CHAPTER 1.16 OF THE IBMC, CODE OF CIVIL PROCEDURE SECTION 564 ET SEQ., AND CALIFORNIA HEALTH AND SAFETY CODE SECTION 17980 ET SEQ. MOTION CARRIED UNANIMOUSLY.

City Attorney Lyon returned to the chambers at 9:36 p.m.

REPORTS (5.1-5.2)

5.1 RESOLUTION 2017-7876 TO AWARD PROFESSIONAL SERVICES CONTRACT TO MICHAEL BAKER INTERNATIONAL FOR PHASE 1 ENGINEERING DESIGN OF THE MAJOR RENOVATION PROJECT: IMPERIAL BEACH BOULEVARD AND APPROPRIATE \$211,713 FROM THE PUBLIC WORKS RESERVE ACCOUNT AS THE LOCAL MATCH FUNDING REQUIRED PER THE STATE WATER BOARD STORM WATER GRANT. (0720-25)

Item 5.1 was moved to the Consent Calendar by previous City Council action.

5.2 RESOLUTION NO. 2017-7871 APPROVING AND ADOPTING VARIOUS PERSONNEL AND JOB DESCRIPTION CHANGES AND AMENDING THE CITY'S FY 2017-19 SALARY SCHEDULE AND THE APPOINTIVE MANAGEMENT & CONFIDENTIAL SALARY AND BENEFITS SUMMARY, AND POSITION DESCRIPTION AND SALARY FOR SPECIAL EVENTS COORDINATOR AND ASSISTANT DIRECTOR OF COMMUNITY DEVELOPMENT. (0510-20 0520-50& 0520-75)

Human Resources Manager Cortez reported on the item.

In response to Councilmember Spriggs question, City Manager Hall stated both of these positions are being added to our personnel. It's possible that both of these positions might be filled in house. The City is not adding staff rather redefining positions.

Human Resources Manager Cortez commented there was Last Minute information provided correcting the Marine Safety Captain and Marine Safety Chief salary band; increase should be 3.4% not 1.8%.

MOTION BY WEST, SECOND BY SPRIGGS, TO ADOPT RESOLUTION NO. 2017-7871 APPROVING AND ADOPTING VARIOUS PERSONNEL AND JOB DESCRIPTION CHANGES. MOTION CARRIED UNANIMOUSLY.

I.B. REDEVELOPMENT AGENCY SUCCESSOR AGENCY REPORTS (6.1-6.2)

6.1 SEE ITEM 4.1 (3) ABOVE

6.2 ADOPTION OF RESOLUTION NO. SA-17-58 AUTHORIZING THE ISSUANCE OF REFUNDING BONDS AND APPROVING THE FORMS OF DOCUMENTS IN CONNECTION THEREWITH AND RESOLUTION NO. SA-17-59 OF THE IMPERIAL BEACH REDEVELOPMENT AGENCY SUCCESSOR AGENCY ADOPTING A DEBT MANAGEMENT POLICY. (0720-25)

Administrative Services Director Bradley gave a PowerPoint presentation on the item. He stated that since the last Council meeting rates have gone down so the net savings have increased from 1.9 million to 2.5 million. However, the effects from the new tax laws are still unknown.

MOTION BY WEST, SECOND BY SPRIGGS, TO ADOPT RESOLUTION NOS SA-17-58 AND SA-17-59. MOTION CARRIED UNANIMOUSLY.

ITEMS PULLED FROM THE CONSENT CALENDAR (IF ANY)

None.

ADJOURN REGULAR MEETING

Mayor Dedina adjourned the Regular Meeting at 9:48 p.m.

CLOSED SESSION MEETING CALL TO ORDER

Mayor Dedina called the Closed Session Meeting to order at 9:49 p.m.

ROLL CALL

Councilmembers present:	West, Patton, Spriggs
Councilmembers absent:	None
Mayor Pro Tem present:	Bragg
Mayor present:	Dedina
Staff present:	City Manager Hall, City Attorney Lyon

CLOSED SESSION (1)

1. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

Initiation of litigation pursuant to Govt. Code section 54956.9(d)(4)
(1 case)

Mayor Dedina adjourned the meeting to Closed Session at 9:49 p.m. and he reconvened the meeting to Open Session at 10:14 p.m.

Reporting out of Closed Session, City Attorney Lyon announced City Council discussed Closed Session Item No. 1, direction was given and no reportable action was taken.

ADJOURN CLOSED SESSION

Mayor Dedina adjourned the Closed Session meeting at 10:14 p.m.

_____/s/
Serge Dedina,
Mayor

_____/s/
Sunem Carballo,
Deputy City Clerk